Item #_____ Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____ Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF SIXTEEN (16) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 0202, 0204, 0305, 0402, 0404, 0405, AND 0406, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING $116,500.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, Shelby County has acquired SIXTEEN (16) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos**.** 0005, 0202, 0204, 0305, 0402, 0404, 0405, AND 0406, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference**;** and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each**;** and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said SIXTEEN (16) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned SIXTEEN (16) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos**.** 0005, 0202, 0204, 0305, 0402, 0404, 0405, AND 0406**,** to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling $116,500.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

_____
A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

_____
Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of SIXTEEN (16) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 0202, 0204, 0305, 0402, 0404, 0405, AND 0406. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these SIXTEEN (16) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

EXHIBIT "A"									
Exhibit #	**TAX SALE**	**WBP**	**ADDRESS LOT SIZE**	**Zoning Code**	**Total Taxes and Fees**	**PURCHASER**	**EVALUATION**	**SALES PRICE**	**PLANNED USE**
677	0405	01305900000020	333 Richmond Ave. 43' x 162'	RS-6	$9,205.35	John E. Hamilton & Willie M. Hamilton	$1,500.00	$4,100.00 Bid Off	Expand Property Size
1431	0404	02108800000150	739 N. Claybrook St. 45'x 100'	R-D	$6,745.96	Keith Goens	$1,500.00	$1,500.00	Investment
1432	0405	02108800000160	N. Claybrook St. 60' x 100'	R-D	$4,648.97	Keith Goens	$2,000.00	$2,000.00	Investment
1674	0402	02202100000240	1005 Seventh 91' x 336'	C-H	$8,028.59	Oasis of Hope, Inc.	$5,000.00	$5,000.00	Investment
2653	0305	02600900000060	1175 Beechwood 50' x 150'	R-D	$3,818.74	Eloise W. Futrell	$5,000.00	$5,000.00	Investment
11191	0005	02700200000510	1049 Tully St. 50' x 2000'	R-D	$13,699.47	Alvin Lanier Williams	$6,000.00 Duplex	$12,000.00 Bid Off	Investment
4629	0202	03406500000070	1815 Norfolk St. 35' x 150'	R-D	$2,658.12	Theda Wallis	$1,700.00	$1,700.00	Investment
4277	0404	03407700000090	1587 Mississippi Blvd. 53' x 96'	R-D	$13,663.11	Belzoni Company, LLC	$7,000.00 House	$5,500.00	Investment
4691	0204	03408200000130	966 Oakland Ave. 50' x 127'	IL	$11,943.35	The Works, Inc.	$2,500.00	$2,000.00	Investment
6047	0406	04106100000180	1647 Oakwood St. 50' x 150'	R-D	$7,661.80	William Tate & Annette Tate	$2,500.00	$2,500.00	Expand Property Size
10303	0406	06200900000020	3529 Kendrick Rd. 50' x 150'	RS-6	$4,775.88	Haynes Living Trust dated June 12, 2006	$2,500.00	$1,800.00	Investment
13143	0404	07601300000650	630 E. Raines Rd. 150' x 160'	C-L	$17,631.03	Lessie L. Hall	$23,000.00 Comm. Bldg.	$25,400.00 Bid Off	Investment
13720	0405	07802800000150	2025 Winchester Rd. 80' x 135'	C-L	$30,477.72	Lessie L. Hall	$20,000.00 Comm. Bldg.	$20,000.00	Investment
14775	0405	08600120001530	4154 Raleigh Millington 141' x 263'	RS-6	$12,058.28	Mack Mathews	$6,000.00 House	$6,000.00	Investment
15299	0405	09007600001410	3822 Old Allen Rd. 4.54 Acres	RS-6	$11,108.15	Robert K. Jamerson & Linda M. Jamerson	$12,000.00	$12,000.00	Investment
15681	0405	0935250D001360	Hallshire Dr. 64' x 148'	RS-8	$3,486.21	Sheila McDavid	$10,000.00 House	$10,000.00	Investment
			16 Properties				**Total**	**$116,500.00**	

Ward 13

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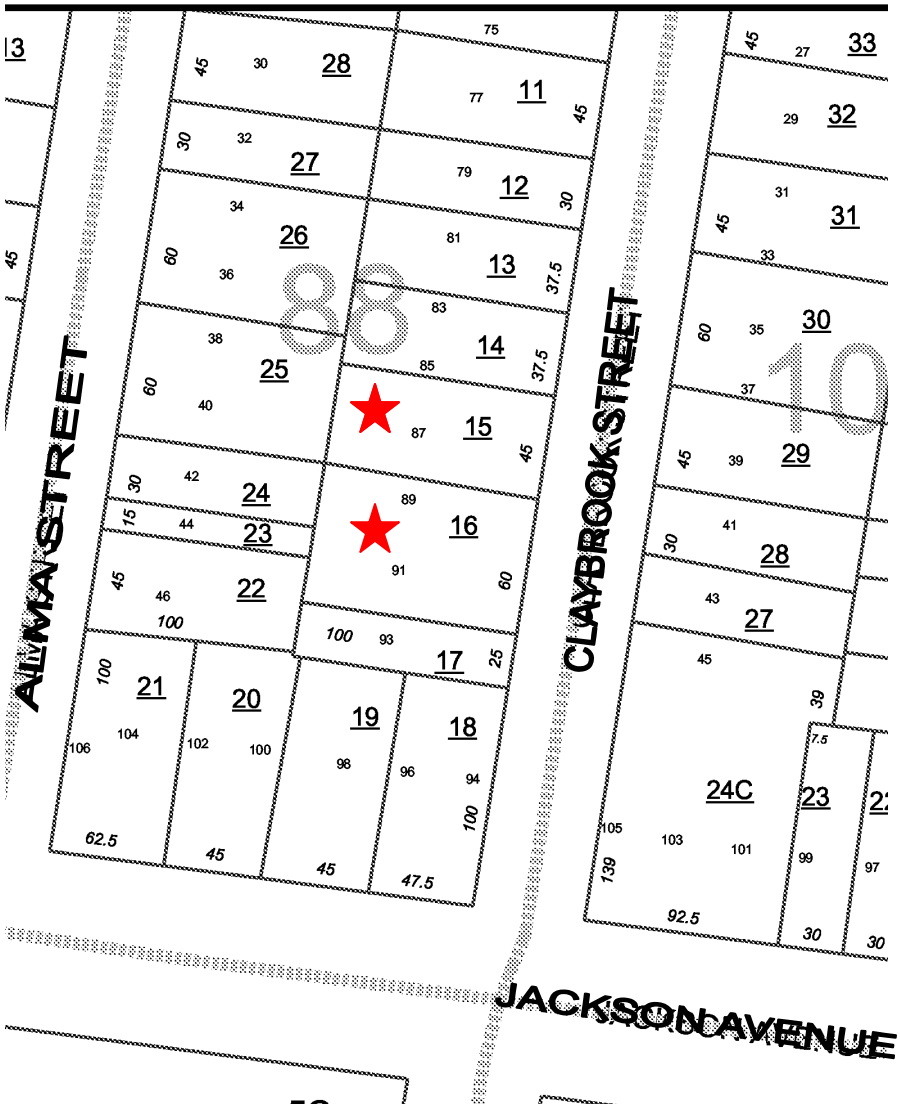
Ward 21



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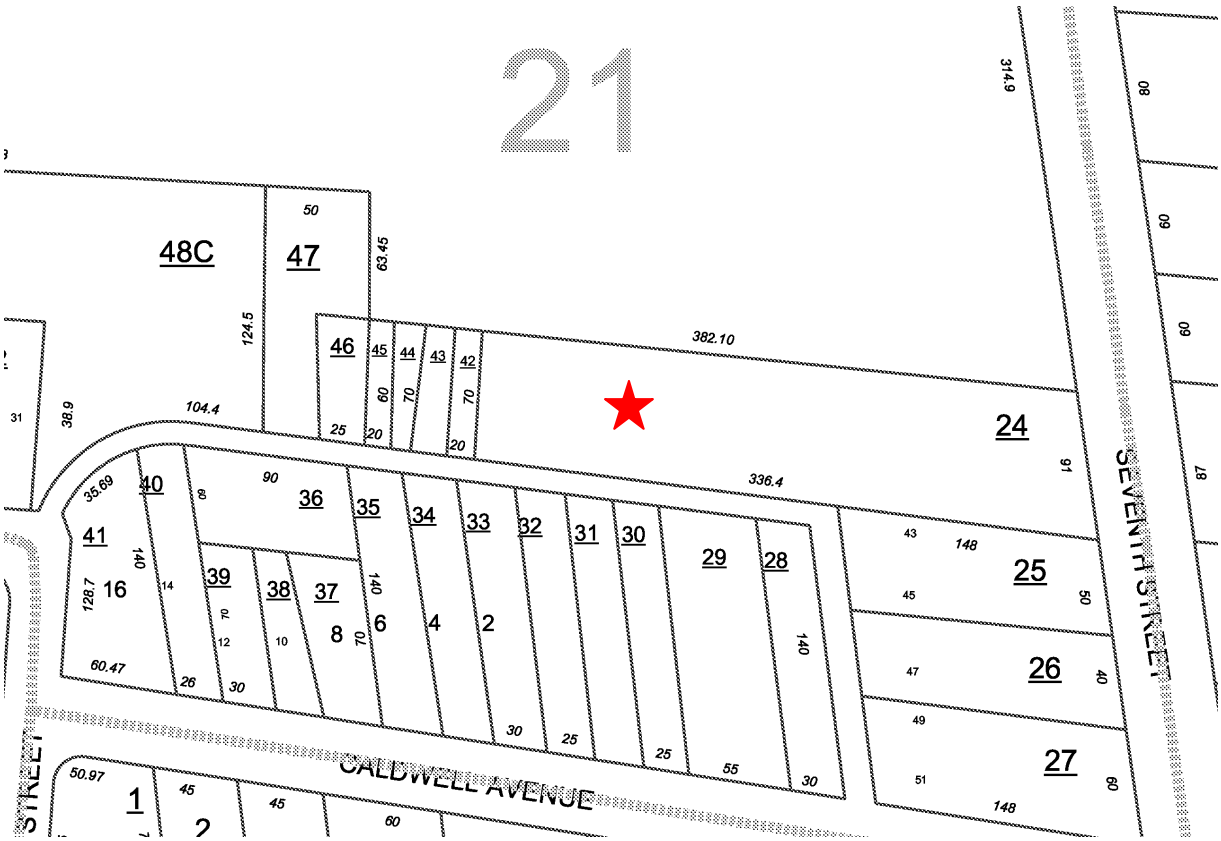

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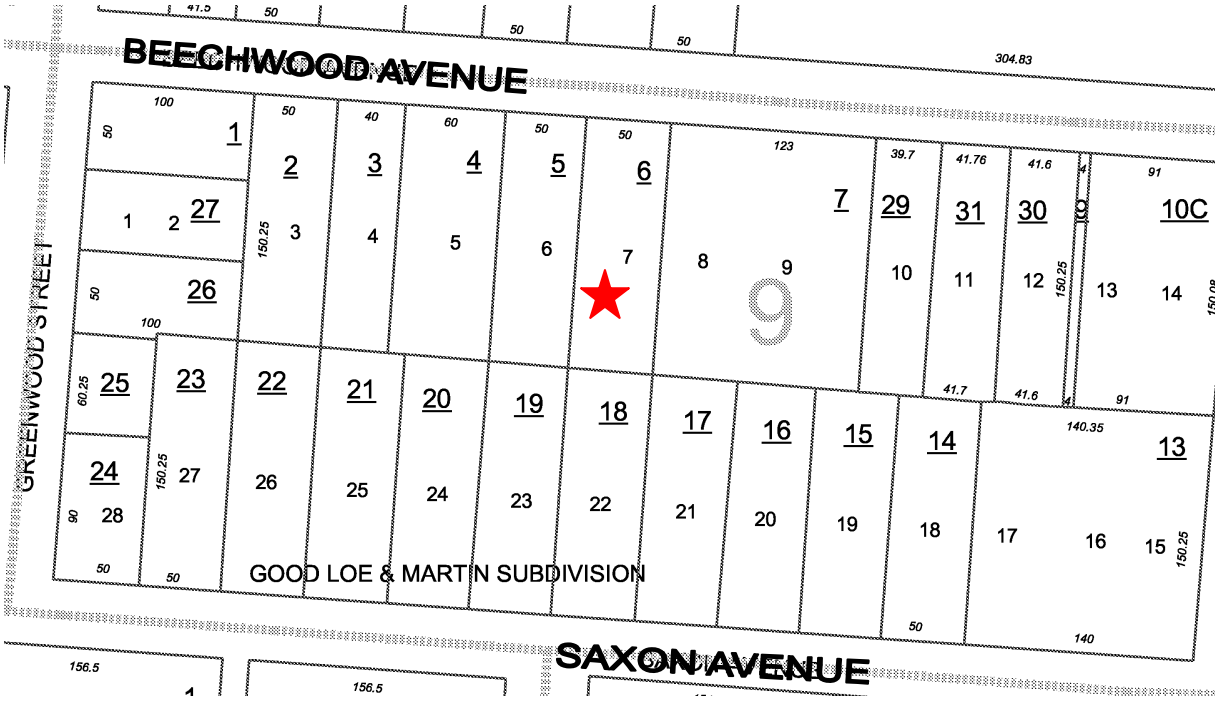

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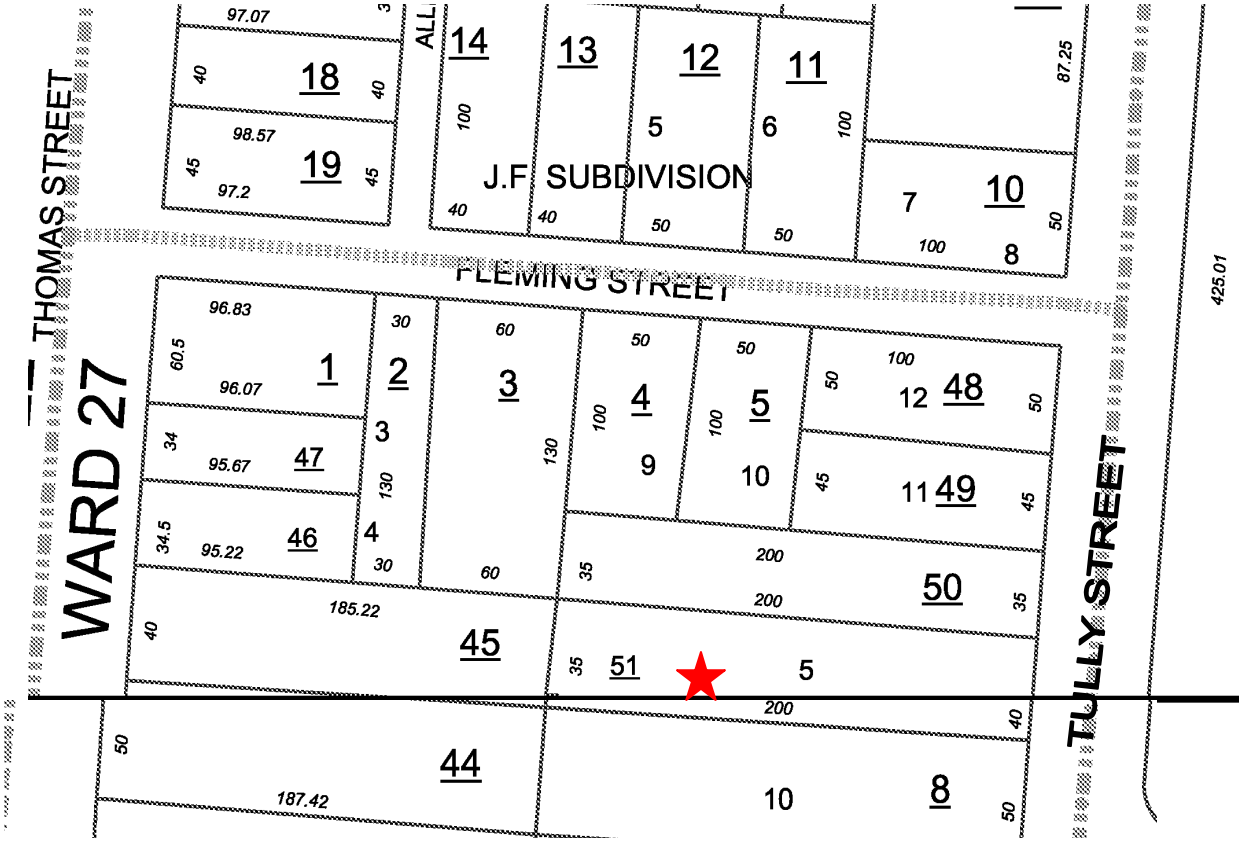

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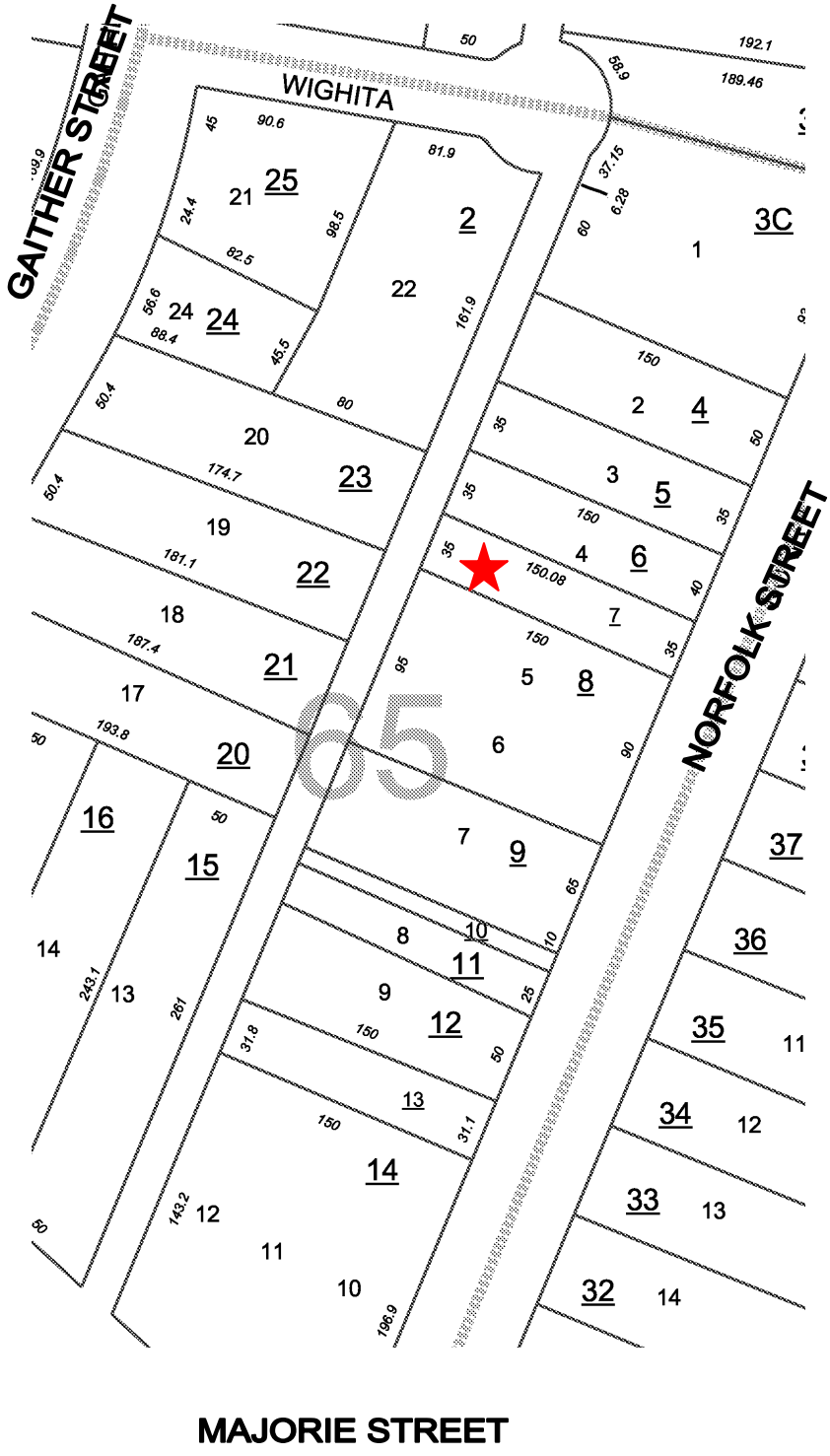

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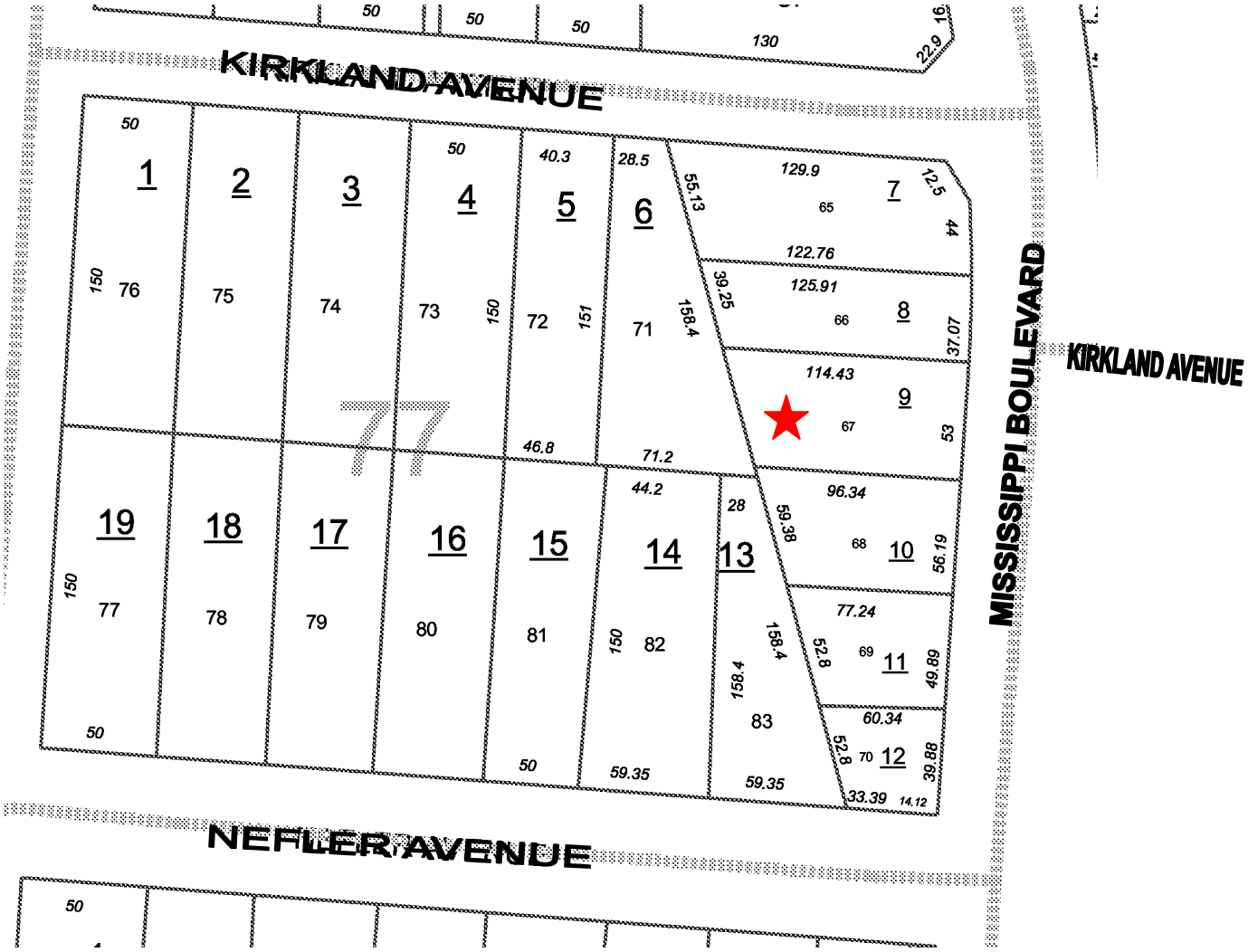

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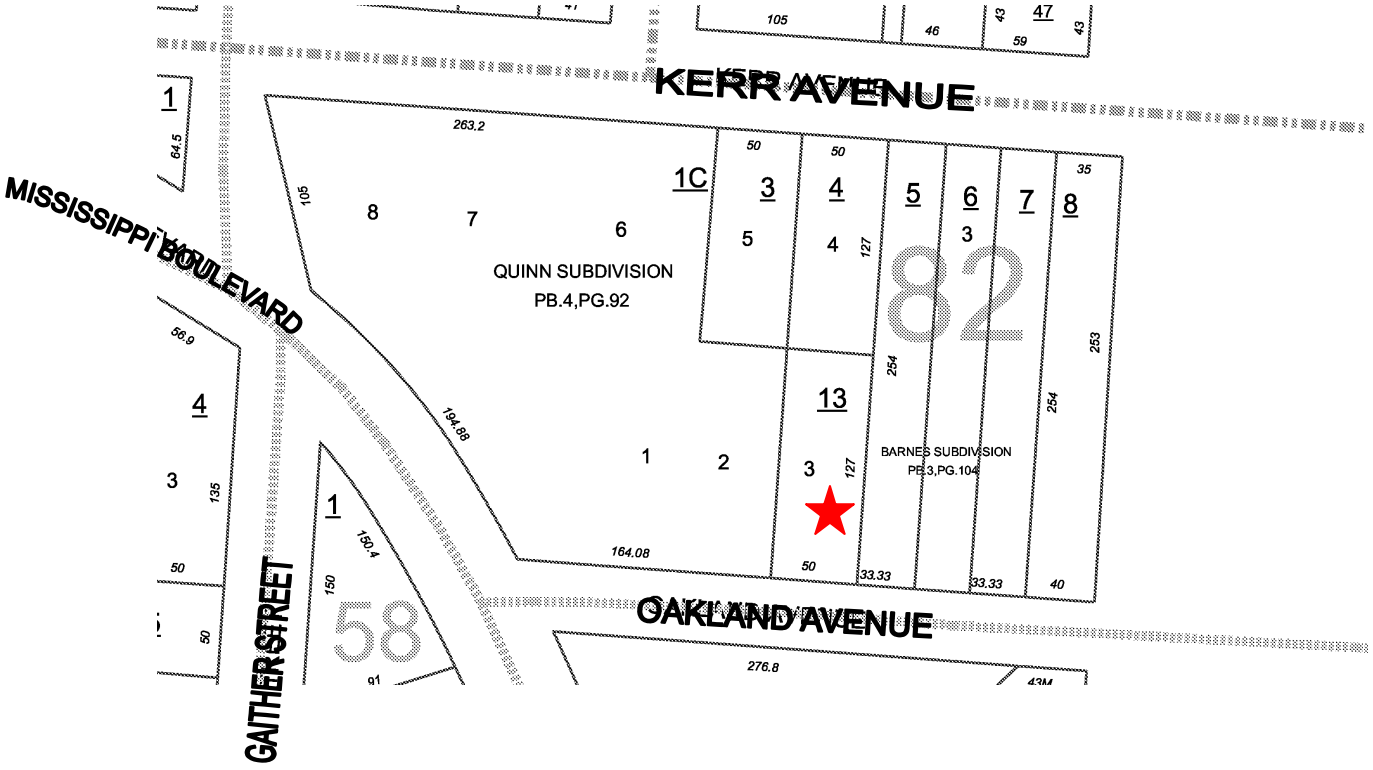

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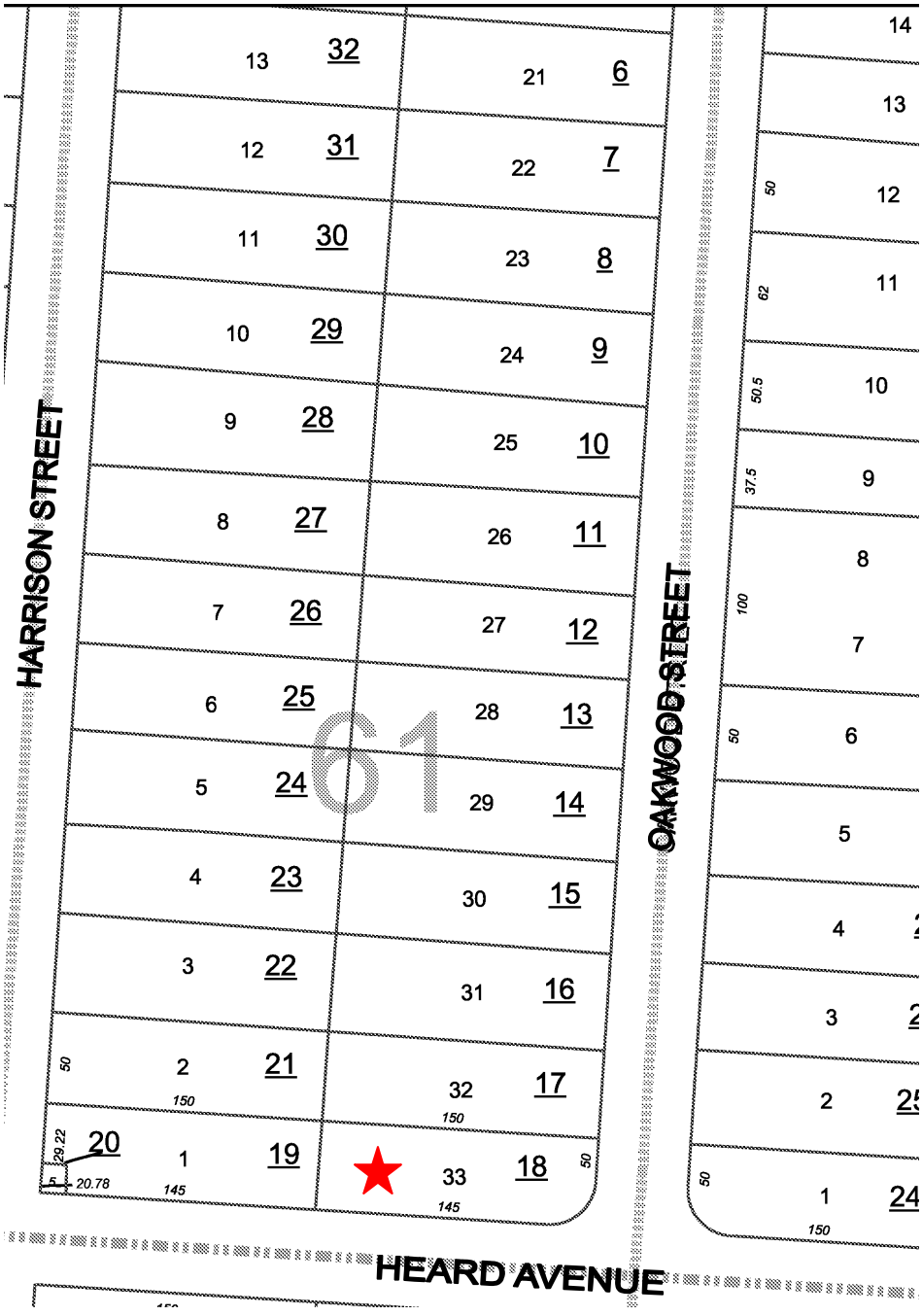

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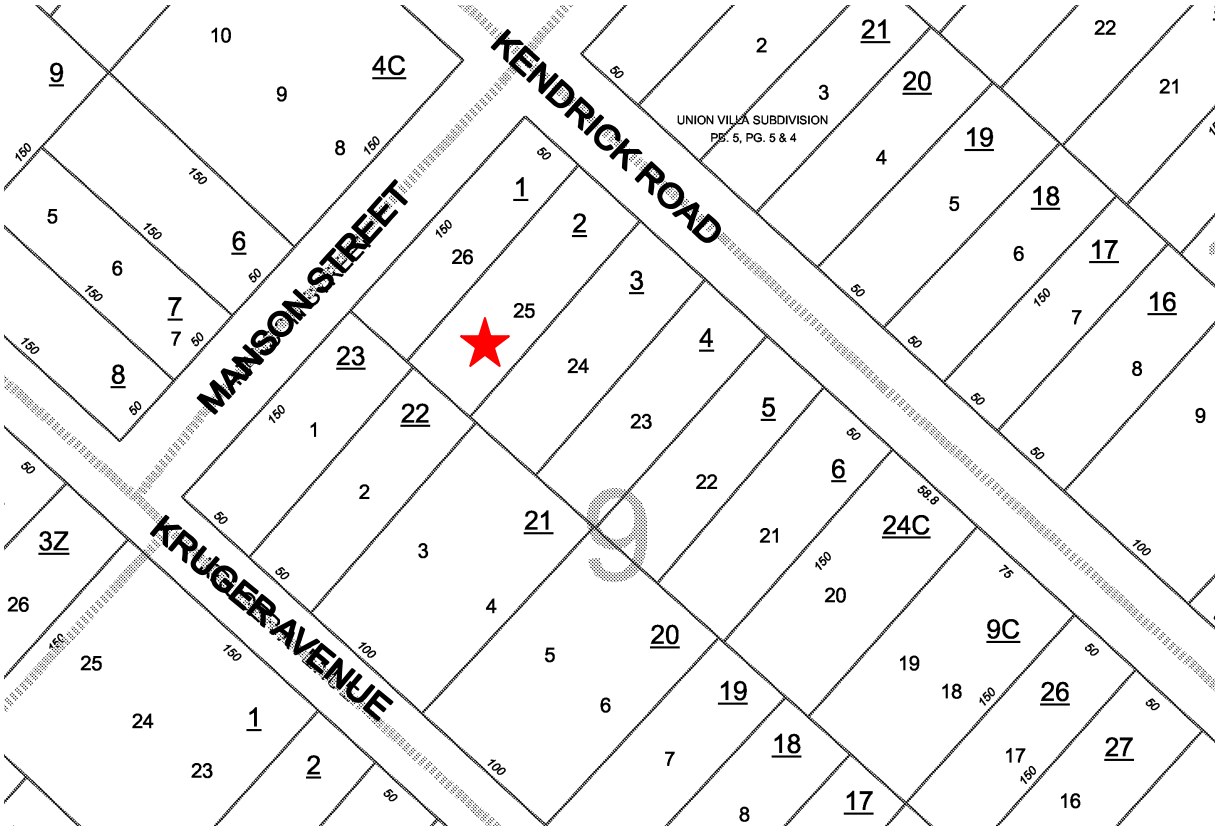

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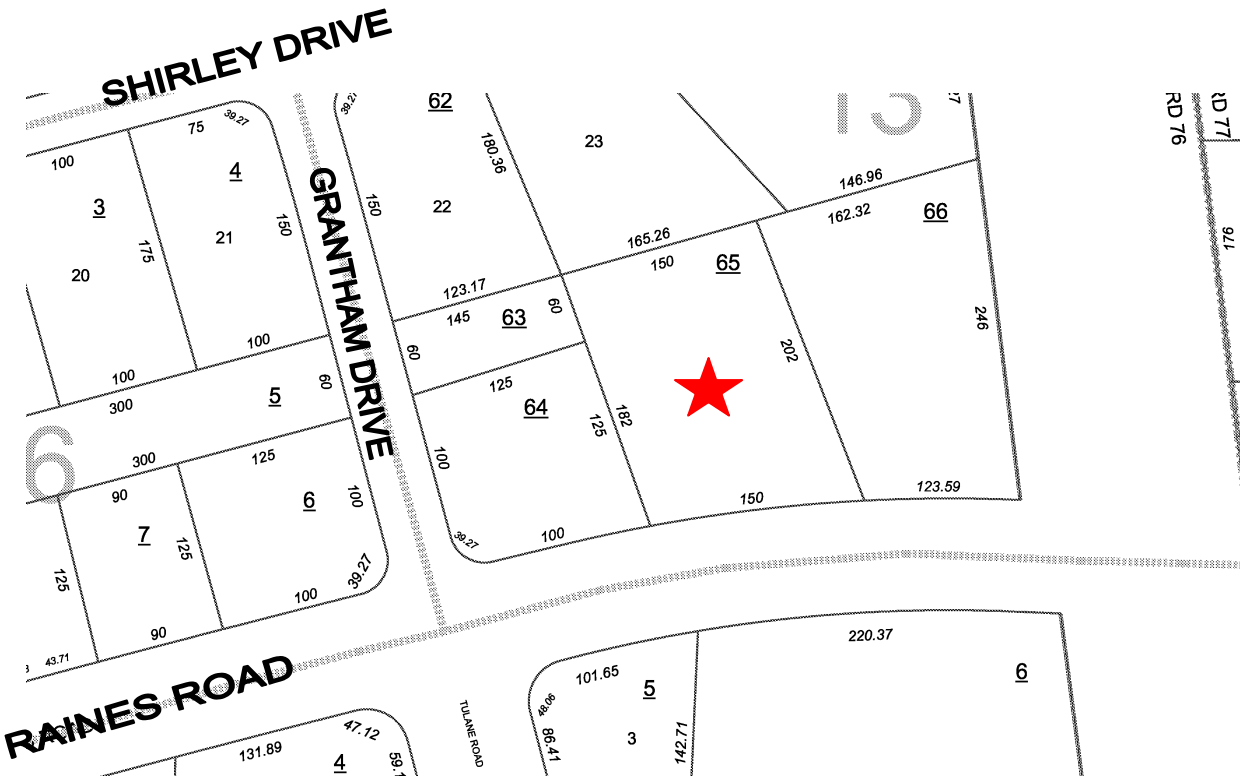

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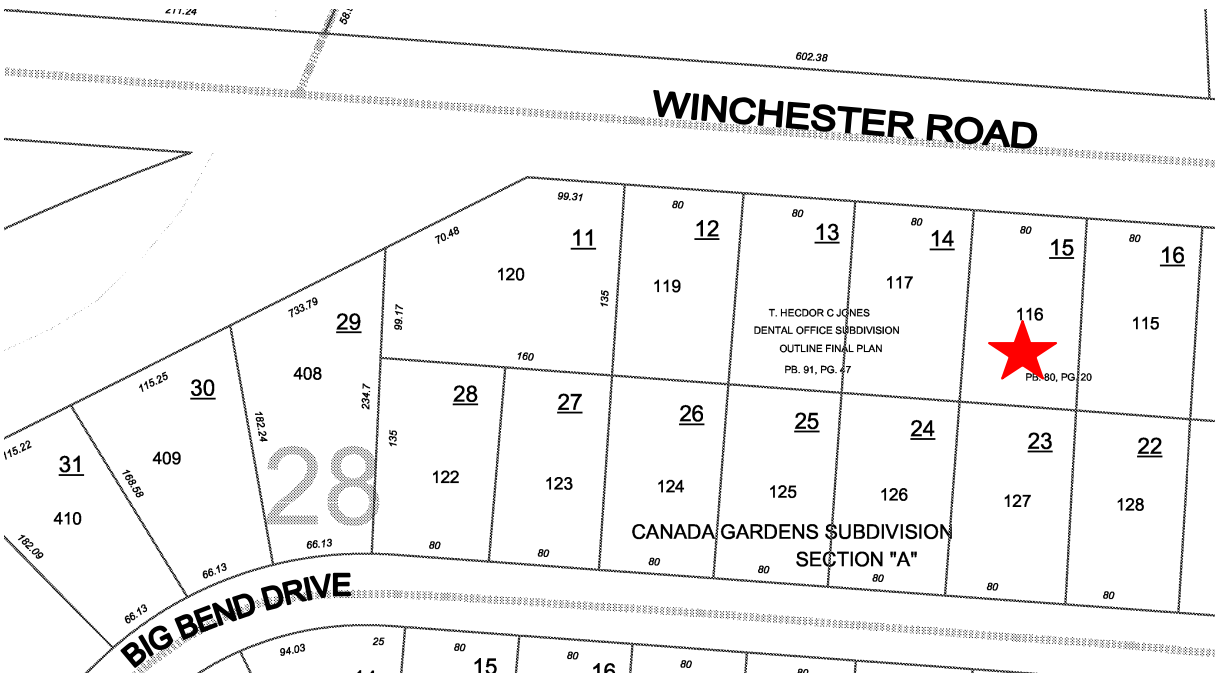

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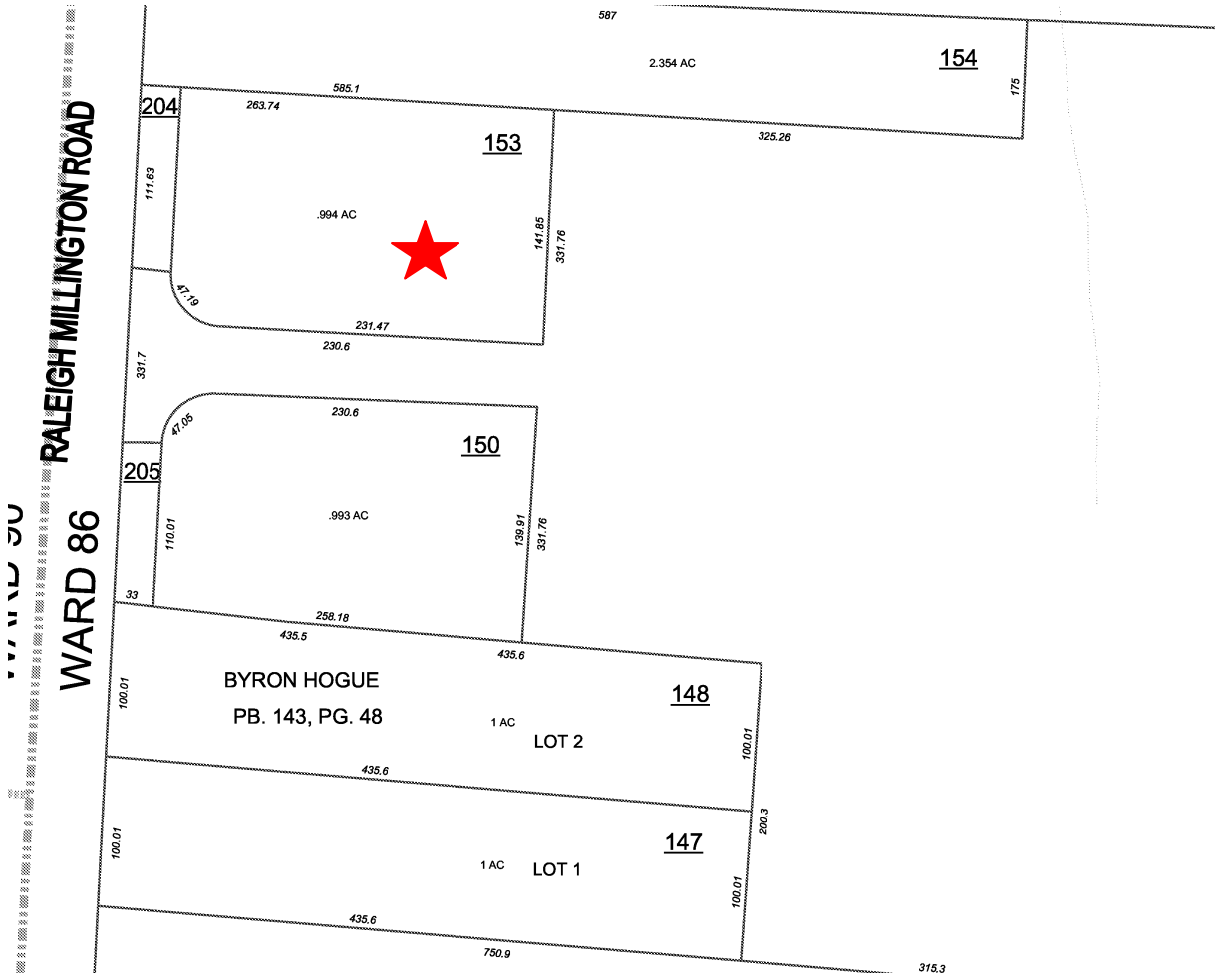

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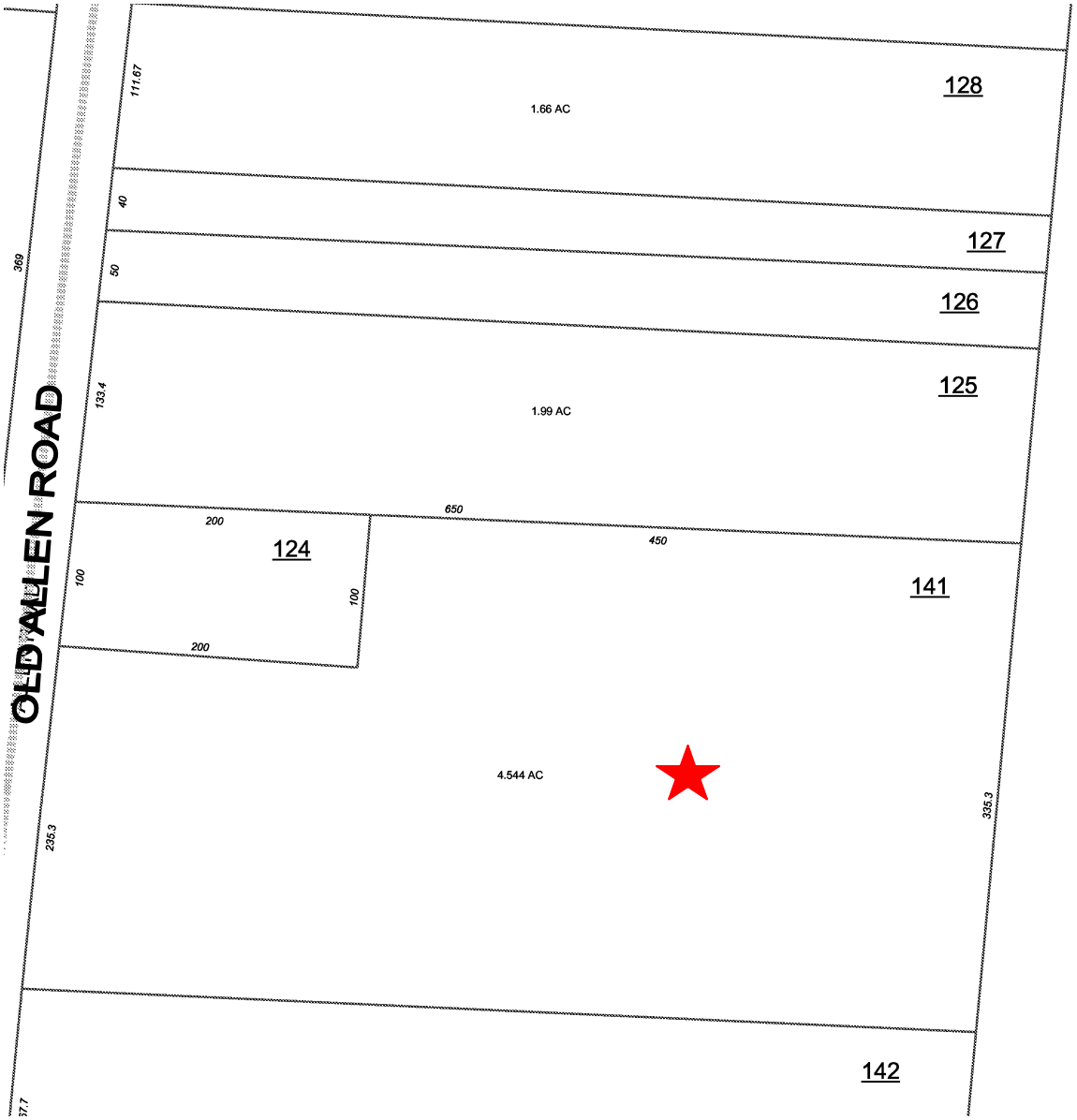

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Ward 93

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